



1 **POSSIBLE APPROVAL OF ORDINANCE 2015-03, AN ORDINANCE**  
2 **GRANTING TO QUESTAR GAS COMPANY A FRANCHISE FOR THE**  
3 **CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS**  
4 **DISTRIBUTION SYSTEM IN KAMAS CITY, SUMMIT COUNTY, STATE OF**  
5 **UTAH.**

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7 Mayor Marchant explained this franchise agreement is an agreement the City already has  
8 in place, we are just renewing it. Gary Siddoway has received approval to change the  
9 wording in section 13.

10  
11 **MOTION:** Councilor Diane Atkinson moved to approve Ordinance 2015-03, an  
12 Ordinance granting to Questar Gas Company a Franchise for the construction,  
13 operation and maintenance of gas distribution system in Kamas City, Summit  
14 County, State of Utah.  
15 Councilor Mike Crystal seconded the motion.  
16 Mayor Marchant called for a roll call vote:  
17 Councilor Mike Crystal, Councilor Diane Atkinson, Councilor Rod Smith,  
18 Councilor Kevan Todd, and Councilor Dan Littledike voted “aye”  
19 The vote was unanimous, all council members in favor.  
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21

22 **HIGH STAR RANCH SOUTHERN CABIN AREA DISCUSSION**  
23

24 Mayor Marchant welcomed Mark Fischer from High Star Ranch. Mr. Fischer has  
25 prepared a letter to the Mayor and council regarding the Southern Cabin Area discussion  
26 from the City Council meeting held on May 26, 2015.

27 Mr. Fischer started by reading through the letter and discussing the items described  
28 within.

- 29 1.) Total number of cabins will not exceed 46 units as shown on the attached Concept  
30 Layout. Zoning for the reconfigured parcel will be Commercial-General and will be  
31 governed by the 1982 Zoning Ordinance, Revised 1997.  
32 2.) 11 units of density within the South Bench will be re-assigned to the North Bench  
33 area of the project and the remaining acreage will be designated as “Recreation Open  
34 Space” subject to the Kamas City Sensitive Lands Ordinance.  
35 3.) Residential density within the Middle Bench will be reduced from 6 units to 2 units,  
36 with the balance of 4 units being re-assigned to the North Bench area.  
37 4.) A one-time payment of \$756,500.00 will be made to Kamas City for mitigation of  
38 potential impacts to Kamas City infrastructure. Payment will be required at time of  
39 recordation of the 3rd Amendment to the Development Agreement. This fee was  
40 calculated on a per-unit cost of \$30,260.00 for the 25 cabin units not already covered by  
41 earlier agreements. (The first 21 cabins were mitigated under previous agreements and  
42 replace the uses approved for Super Lot #4 and Ag Lots 3 and 4.)  
43 5.) The Council has agreed that motorized use will be allowed on all trails within the  
44 High Star Property.  
45 6.) An amendment to the Development Agreement will be required to effect the proposed  
46 changes.

1 7.) High Star Ranch will make a payment of \$240,000.00 to Kamas City for the purchase  
2 of Super Lot #4 as outlined in previous development agreements. That payment will be  
3 made simultaneously with the South Summit Fire District's closing on the 2 acre parcel  
4 located within Super Lot #4.

5  
6 Once the first 5 items are agreed upon the attorney will write up a draft amendment to the  
7 Development Agreement.

8 Scott Kettle stated the conservation agreement will have to be amended also because of  
9 item #5, motorized trails. Anything above the yurt deck is for maintenance only.

10 Mayor Marchant asked if the trails would be public. Pete Gillwald is worried about the  
11 liability of being public use. Heber Steed is worried about the public tearing up the trail.  
12 He would like it to be by invitation only. Mr. Fischer is not opposed to the trails being  
13 public. They will look in to the liability.

14 Councilor Smith stated he had a friend turned away from riding on a horse on the ranch  
15 trails. Mr. Fischer was not aware of this. Mr. Steed stated they don't turn away people on  
16 horses.

17 Jackie Blazzard explained the forest service closes access to motorized vehicle during  
18 certain times of the year. Mayor Marchant suggested High Star contact the Forest Service  
19 and talk to them about the access.

20 Mr. Fischer is still waiting to hear from the Fire District for super lot #4. They want them  
21 to build there, but they will not return his call. High Star will proceed with or without the  
22 Fire District.

23 Mayor Marchant feels if we agree to 46 units he is concerned about the completion of the  
24 road. He would like to see it completed.

25 Mr. Fischer agrees but he has to convince their money guy.

26 Mr. Gillwald would like it to be in phases and explained why.

27 Mayor Marchant feels it is to their benefit to put the whole road in at once instead of in  
28 pieces.

29 Mr. Fischer asked the Mayor to back him up when he tries to get approval from Tom for  
30 the money.

31 Scott Kettle explained there can only be 8 houses on a dead end street. This is Kamas  
32 City construction standards.

33 Mr. Fischer asked Scott Kettle if he could live with a gravel road for a couple years while  
34 they phase it in. Gillwald suggested not platting until the infrastructure is complete.

35 Scott Kettle asked how did they calculate the first 21 cabins?

36 Gillwald presented a Super Lot #4 ERU Analysis and explained his calculations.

37 Kettle asked how this fits in with exhibit J. Where does the \$700,000 play in?

38 We are granting an additional 25 units. Once this is done that only leaves us with just  
39 over \$300,000. Fischer explained the city would never get the money if we didn't amend  
40 the agreement because they won't be developing up there. Now the city gets their money.

41 Mayor Marchant asked about the additional water tank and well. Fischer stated they  
42 cannot do this until they build a hotel. They don't have the money for this. Councilor  
43 Todd would like this in our agreement that they will be committed to this at a certain  
44 point.

45 Mayor Marchant understands there is a lot of money in the event center, but there is a  
46 need for additional water because of the event center. Scott Kettle feels this affects our

1 planning for growth. We were expecting this additional tank to be done. The  
2 infrastructure needs to take care of the growth of the development. Fischer asked if they  
3 could build the tank once they reach a certain number of ERU's.  
4 Gillwald explained the original reasoning for the location of the water tanks. Fischer is  
5 committed to put language in the amended agreement to put the second tank in.  
6 Mayor Marchant feels the road will help them sell more homes.  
7 Fischer would like to talk about getting approvals for lots 11-16 to complete the  
8 development around the lake.  
9 Councilor Smith expressed that he doesn't like the additional density that is being  
10 proposed. He feels the 10 cabins that are there now look like a little city. 40 homes will  
11 look like a big city up there. Councilor Smith has been talking to friends on the north end  
12 of town and they don't like the density. Councilor Smith is against 46 units there.  
13 Councilor Smith stated all the concessions being made do help the City, but they are all  
14 benefiting the development. Councilor Smith asked the rest of the council members to  
15 think about the residents on the north end of town.  
16 Councilor Smith told Fischer he would feel better about it if they moved 5 units to the  
17 north. Fischer told Councilor Smith that he would work on moving 5 units but cannot  
18 commit to it tonight.  
19 Scott Kettle asked how we can guarantee the south bench Recreation Open Space will not  
20 be built on in the future. Can we put this in our agreement?  
21 Gillwald asked that we define an area more likely to be used for recreation. Mark Fischer  
22 suggested archery range or gun club. Mayor Marchant asked that we identify things that  
23 can go in there. Mayor Marchant would like the uses defined in the agreement.  
24  
25 Councilor Littledike asked Fischer to remind him on item 3, what the 2 units they are  
26 trying to save will be used for. Fischer explained this is for the possibility of the owner to  
27 build a home.  
28  
29 The event center building should be completed the end of August. The site work will be  
30 done by the end of September.  
31  
32 Fischer stated cabins 5, 6, 9, 10 are nearing completion. They have money put down on  
33 another lot. They would like approval to process lots 11, 12, 13 and plan to build on lot  
34 16. Scott Kettle asked if we have approved the plats for these homes. Gillwald stated the  
35 plat would have to be re-platted because of a few minor changes on lot 15 and 16.  
36 Gillwald would like to come to the Planning Commission in August for the western  
37 cabins and come back later for lots 11-13. The plat has not been approved for these. The  
38 original plat approval has 22 cabins on it. They are eliminating some of the homes. The  
39 amended plat will have to be approved in August also. The first draft of addendum 3 will  
40 be presented in August.  
41  
42 Fischer reported the berm at the Kamas Building Commons is almost complete. Fischer  
43 has been contemplating what to do with the property for long term. He has been  
44 approached to build an extended stay hotel. Nightly rentals, weekly rentals, and monthly  
45 rentals. It would be 2 stories, 27' high, he pictures it looking more like a motel. Mayor

1 Marchant is concerned of it becoming an apartment rental. Fischer stated he is aware of  
2 this concern.

3 Mayor Marchant feels this could be used for many different uses. Fischer explained the  
4 extended stay concept changes the layout of the rooms.

## 5 6 7 **DEPARTMENT REPORTS**

### 8 9 **FIESTA DAYS**

10 Councilor Atkinson reviewed the upcoming Fiesta Days events.

### 11 12 **MAYOR**

13 Jackie Blazzard reported they are in the process of revisiting violations for people living  
14 in trailers. There is another scheduled with our Administrative Law Judge.

15 Craig Costa has petitioned the State ombudsman to be able to build something on his  
16 property. He feels the City is requiring too much of him to receive a building permit.  
17 There may also be another ALJ hearing for a resident who wants to expand on his  
18 nonconforming garage.

19  
20 Mayor Marchant introduced Casidi Kirkham, our new Kamas City police officer, to the  
21 council. Although it has been 7 months since Kirkham started working for the City,  
22 because of a scheduling conflict, she has not been able to come to a meeting.

23  
24 Mayor Marchant reviewed a letter from the Utah Local Government Trust that we will be  
25 receiving a dividend in the amount of \$1,561.43.

## 26 27 28 **APPROVAL OF THE JUNE 9, 2015 CITY COUNCIL MEETING MINUTES**

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30 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes  
31 dated June 9, 2015.

32 Councilor Dan Littledike seconded the motion.

33 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
34 Smith, and Mike Crystal voted aye. Motion passed.

## 35 36 37 **APPROVAL OF INVOICE REGISTER DATED JULY 9, 2015**

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39 **MOTION:** Councilor Diane Atkinson moved to approve the invoice register dated July 9,  
40 2015 with the addition of the final payment for water line on 300 East in the  
41 amount of \$108,852.73 and Intermountain Slurry Seal in the amount of  
42 \$81,766.65.

43 Councilor Kevan Todd seconded the motion.

44 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
45 Smith, and Mike Crystal voted aye. Motion passed.

1 9:15 p.m.

2  
3 Mayor Marchant asked the council for a motion to enter into an Executive Session to  
4 discuss the character, professional competence or physical or mental health of an  
5 individual.

6  
7 **MOTION:** Councilor Dan Littledike moved to enter into an Executive Session to discuss  
8 the character, professional competence or physical or mental health of an  
9 individual.

10 Councilor Diane Atkinson seconded the motion.

11 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
12 Smith and Mike Crystal voted aye. Motion passed.

13  
14 **MOTION:** Councilor Diane Atkinson moved to close the Executive and enter back into  
15 the regular City Council meeting.

16 Councilor Rod Smith seconded the motion.

17 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
18 Smith and Mike Crystal voted aye. Motion passed.

19  
20 **MOTION:** Councilor Diane Atkinson moved to increase Casidi Kirkham's hourly wage  
21 to \$21.00 per hour starting immediately.

22 Councilor Rod Smith seconded the motion.

23 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
24 Smith and Mike Crystal voted aye. Motion passed.

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27 **ADJOURN**

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29 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:40 p.m.

30 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
31 Smith, and Mike Crystal voted aye. Motion passed.

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33  
34 *The content of the minutes is not intended, nor are they submitted, as a verbatim*  
35 *transcription of the meeting. These minutes are a brief overview of what occurred at*  
36 *the meeting.*

37  
38 Approved on the 11<sup>th</sup> day of August 2015.

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42  
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44 Lewis P. Marchant  
Mayor

\_\_\_\_\_  
Kim Peacock  
Recorder